COMM 60 FT E OF NW COR OF SW1/4
246 FT, E 666 FT FOR POB, CONT E
FT, W 222 FT, N 196 FT TO POB. (

BALLANCE LYDIA L
254 SW TINA GLN
LAKE CITY, FL 32024

2026

06-5S-17-09135-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

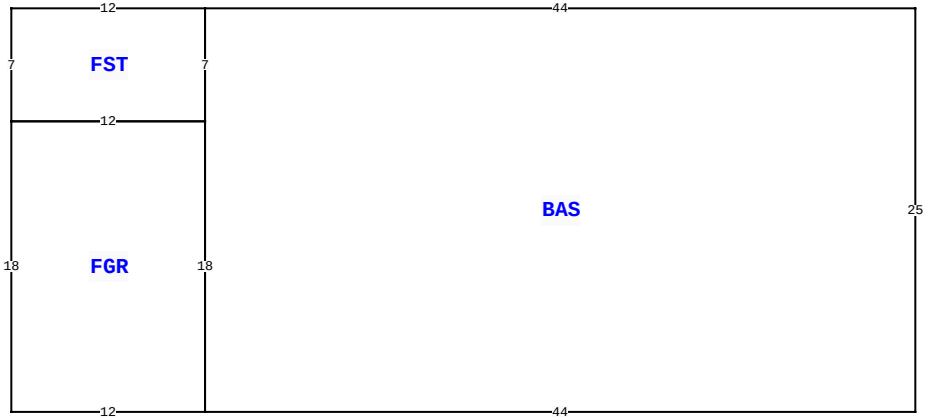
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	99,378
FGR	216	55		119	10,751
FST	84	55		46	4,156
TOTALS	1,400			1,265	114,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,265	124.1000	138.99	175,822	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1100 HX Base Yr 2023



254 SW TINA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,284
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		134,284
SOH/AGL Deduction		7,691
ASSESSED VALUE		126,593
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,871
TOTAL JUST VALUE		134,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/975	11/10/2022	WD	Q	I	01	180,000
GRANTOR: LOCKWOOD ADAM M						
GRANTEE: BALLANCE LYDIA L						
1337/1925	5/25/2017	WD	Q	I	01	95,000
GRANTOR: NICHOLAS A ADAMCEWICZ						
GRANTEE: ADAM M LOCKWOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S7 S18 E44 N25 $
FGR=[ORIG=-44,7] W12 S18 E12 N18 $
FST=[ORIG=-44,0] W12 S7 E12 N7 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 02/01/2023 BY CP Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/07/2025 BY SYS